

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



2 BEDROOM FIRST FLOOR APARTMENT

REAL WOOD FLOORING

VERY CLOSE TO SUNDERLAND TOWN CENTRE & UNIVERSITY

NEUTRAL DECORATION

NEW, MODERN GREY BLINDS

CLOSE TO PARK LANE TRANSPORT INTERCHANGE



22 Azalea Terrace North, Ashbrooke
Sunderland, SR2 7ES

Monthly Rental Of
£595.00



Energy performance certificate (EPC)

	Energy rating	Valid until:	3 August 2032
	C	Certificate number:	0087-0204-5502-1411-5404

Property type

Mid-floor flat

Total floor area

49 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60